



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

April 01, 2013  
1303-DP-05 & 1303-SIT-03  
Exhibit 1

<b>Petition Number:</b>	1303-DP-05 & 1303-SIT-03
<b>Subject Site Address:</b>	South side of 151st Street, approximately 700' west of Gray Road
<b>Petitioner:</b>	Justus at Bridgewater, LLC
<b>Request:</b>	Petitioner requests Development Plan and Site Plan review for 240 multifamily units and clubhouse within the Bridgewater Marketplace of the Bridgewater PUD.
<b>Current Zoning:</b>	Bridgewater PUD District <ul style="list-style-type: none"><li>• Parcel K2 is in Area X</li></ul>
<b>Current Land Use:</b>	Vacant
<b>Approximate Acreage:</b>	Approximately 23 acres
<b>Exhibits:</b>	1. Staff Report 2. Aerial Location Map 3. Petitioners Plans 4. Landscape Plan 5. Building Elevations 6. Ordinance 13-08
<b>Zoning History:</b>	Ordinance 06-49 (restated) Ordinance 13-08, approved March 25, 2013
<b>Staff Reviewer:</b>	Sarah L. Reed, AICP

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**Procedural**

- Approval of a Primary Plat, Development Plan, and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.
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### Project Overview

This proposal is for the development of a 240 unit apartment community and clubhouse/resident amenity center within the residential district (Area X) within the Bridgewater PUD (the "Project").

The subject property is approximately 23 acres in size and is located on the southwest corner of 151<sup>st</sup> Street and Market Center Drive, just west of Gray Road (the "Property"). The Property is bound by the Bridgewater PUD to the north, east, and west, and by the Bridgewater PUD and SF-3 to the south.

The associated amendment to the Bridgewater PUD Ordinance was approved at the City Council meeting on March 25, 2013.

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### **Bridgewater PUD Amendment (Ord. 13-08)**

DEVELOPMENT STANDARDS FOR APARTMENT USES. The below terms, conditions, and provisions shall apply to the use and development of Apartment dwellings on Parcel K2 of the Bridgewater PUD Ordinance.

- A. Definitions: The definitions of the capitalized terms, as they appear throughout this Ordinance 13-08, shall have the meanings set forth in the Bridgewater PUD Ordinance.
- B. Minimum lot area: Not applicable. - **COMPLIANT**
- C. Minimum lot frontage on road: Not applicable. - **COMPLIANT**
- D. Maximum number of Apartments: Two-hundred and forty (240). - **COMPLIANT**
- E. Minimum Open/Green Space Area: Twenty percent (20%). - **COMPLIANT**
- F. Minimum distance between buildings: Twenty (20) feet. - **COMPLIANT**
- G. Minimum Setback Lines (applied to the perimeter of the Real Estate):
  - 1. Sixty (60) foot front yard along External Streets (151<sup>st</sup> Street). - **COMPLIANT**
  - 2. Five (5) foot front yard along Market Center Drive. - **COMPLIANT**
  - 3. Thirty (30) foot rear yard along the south perimeter of the Real Estate. The minimum setback shall be twenty (20) feet where the Parcel K2 abuts Area "Y". - **COMPLIANT**
  - 4. Sixty (60) foot side yard along the west perimeter of the Real Estate. - **COMPLIANT**
- H. Maximum building height: Forty (40) feet. – **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
- I. Minimum Square footage per dwelling unit: Seven Hundred (700) square feet. **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**

J. Architectural Standards and Building Materials:

1. Building Elevations: **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**

- a. Building Elevations shall be constructed in substantial compliance with the exhibits contained in the architectural character illustrations included in Exhibit “C” of this Ordinance (“Architectural Style”). **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
- b. Design detailing shall be continued completely around the structure consistent with the Architectural Style. Detailing elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials and shall be consistent with the Architectural Style. **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
- c. Permitted exterior materials shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber siding. Aluminum and vinyl siding are prohibited. Metal garage doors and vinyl clad windows and soffits shall be permitted. **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
- d. Brick or stone shall be used on all elevations of each building as appropriate to the building Architectural Style. **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
- e. All structures shall utilize a minimum of two (2) exterior building materials (excluding window, door, and roofing materials) per elevation. Examples of materials: Brick, stone, concrete fiber siding. **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**
- f. All structures shall utilize a minimum of three (3) exterior building material styles per elevation. Examples: Brick, stone and horizontal fiber cement siding, and/or shake style concrete fiber siding. **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**

2. Windows: All windows shall have either (i) shutters, and/or (ii) casing, and/or (iii) a sill. For windows in brick façade, the treatment shall be of natural or masonry materials and be applied to the sill at a minimum. For windows in a non-brick façade, the windows shall be trimmed with a casing that shall be a minimum of 3½” in dimension. **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**

3. Roof Pitch: Roof form and pitch design will include, where appropriate, varied pitches and ridge levels in accordance with the Architectural Style. **COMPLIANT – Will review each separate building for compliance at Building Permit Stage**

K. Parking: - **COMPLIANT**

1. Two (2) vehicle parking spaces per dwelling are required. Spaces adjacent to individual garages shall meet this requirement provided that both the garage and adjacent space are dedicated to the same tenant. - **COMPLIANT**
2. All off-street parking shall be located outside of the 151<sup>st</sup> Street and Market Center Drive minimum setbacks. - **COMPLIANT**

3. Bicycle Parking: - **COMPLIANT**
  - a. Bicycle parking, designed to accommodate a minimum of ten (10) bicycles, shall be installed at the clubhouse. - **COMPLIANT**
  - b. Bicycle parking, designed to accommodate a minimum of six (6) bicycles, shall be installed at playground area. - **COMPLIANT**
  - c. Bicycle parking, designed to accommodate a minimum of two (2) bicycles, shall be installed at three (3) locations distributed across the Real Estate. - **COMPLIANT**
- L. Lighting: A system of pole lights and wall mounted lighting fixtures shall be installed to provide an adequate standard of illumination over the site. The style, design and illumination of site lighting shall be installed per the approved Development Plan for Apartment development on the Real Estate. - **COMPLIANT**
- M. Signage: Signage shall meet all applicable provisions of the Bridgewater PUD. – **Will review when a Sign Permit is filed.**
- N. Required Amenities: The following Amenities will be distributed throughout the Real Estate, for use by residents of the Real Estate:
  1. Clubhouse. - **COMPLIANT**
  2. Swimming pool. - **COMPLIANT**
  3. Integrated trail and sidewalk system to be installed in substantial compliance with the Concept Plan attached hereto and incorporated herein as Exhibit “D”. - **COMPLIANT**
  4. All amenities shall be constructed as part of first phase of construction. The timing for the completion of the trails, paths and sidewalks will be in phases as the development is completed. The path along Market Center Drive shall be installed at the time of construction of Market Center Drive. – **Will review at Certificate of Occupancy/Certificate of Compliance Stage**
- O. Landscaping Requirements:
  1. Trash Facilities: Trash dumpster or compactor locations shall be screened with a minimum six (6) foot opaque fence or wall constructed of the same exterior materials permitted on building elevations. – **Will review at Certificate of Occupancy/Certificate of Compliance Stage**
  2. On-Site Standards: The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs set forth in the “Minimum On-Site Table” of Exhibit 18 of the Bridgewater PUD Ordinance shall not apply to the development of Apartments on the Real Estate. – **N/A**
  3. Building Base Landscaping Requirements:
    - a. Building base landscaping shall be planted adjacent to the base of each building. - **COMPLIANT**
    - b. A minimum of one-half (0.5) trees, and two (2) shrubs shall be required per the number of dwellings in each Apartment building. - **COMPLIANT**
    - c. The clubhouse building shall require one (1) tree and five (5) shrubs for every thirty (30) feet not obstructed by walkways, patios, and/or pool deck area. – **COMPLIANT**

- d. A mulched area a minimum of two (2) feet in width shall be installed along 100% of the building façade where not obstructed by walkways, patios and/or driveways. – **Will review at Certificate of Occupancy/Certificate of Compliance Stage**
4. Road Frontage Trees:
  - a. External Streets: See Buffer Yards below. - **COMPLIANT**
  - b. Internal Streets (Market Center Drive): A minimum of one (1) shade tree shall be installed per (30) linear feet of frontage. Trees shall be planted within twenty (20) feet of the Market Center Drive easement. - **COMPLIANT**
5. Buffer Yards:
  - a. Buffer Yards shall be required in areas adjacent to (i) External Streets (151<sup>st</sup> Street), (ii) the south perimeter of the Real Estate, (iii) the west perimeter of the Real Estate, and (iv) shall not be required along Market Center Drive.
  - b. Minimum width of Buffer Yards shall be as follows:
    - i. The External Street (151<sup>st</sup> Street) Buffer Yard shall be a minimum of fifty (50) feet. - **COMPLIANT**
    - ii. The south perimeter Buffer Yard shall be a minimum of twenty (20) feet in width. - **COMPLIANT**
    - iii. The west perimeter Buffer Yard shall be a minimum of twenty (20) feet in width. - **COMPLIANT**
  - c. The Buffer yard along 151<sup>st</sup> Street shall be landscaped using a combination of berms, landscaping, brick or stone masonry, and ornamental metal picket fencing.
    - i. Berming shall be at least four (4) feet in height. - **COMPLIANT**
    - ii. At least seven (7) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per (100) linear feet shall be installed. - **COMPLIANT**
    - iii. Ornamental trees may be substituted, one-to-one (1:1), for evergreen trees, provided at least sixty percent (60%) of the trees installed shall be evergreen trees. - **COMPLIANT**
    - iv. Brick or stone masonry columns and ornamental metal picket fencing may also be installed provided that they do not exceed eight (8) feet in height. – **N/A**
  - d. Within the south and west Buffer Yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) ratio (shade:evergreen). Evergreen trees and shrubs may be substituted at a one-to-three (1:3) ratio (tree:shrub). In the event that easement provisions do not permit the planting of trees, the planting standard shall be five (5) shade or evergreen trees per one hundred (100) linear feet permitting substitutions as noted above for shrubs. - **COMPLIANT**

6. Interior Parking Lot Landscaping:
  - a. Area Required: A portion of vehicular use areas shall be maintained as landscaped area. The minimum amount of interior parking lot area that must be landscaped shall be five (5) percent. - **COMPLIANT**
  - b. Parking Lot Islands:
    - i. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas. - **COMPLIANT**
    - ii. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with grass, mulch, or other vegetative material to achieve complete coverage. - **COMPLIANT**
7. Perimeter Parking Lot Landscaping:
  - a. Perimeter parking lot landscaping is only required for parking areas (i) within twenty (20) feet of the perimeter of the Real Estate or (ii) within one hundred and twenty (120) feet of the clubhouse building. - **COMPLIANT**
  - b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings shall be grouped in an aesthetically pleasing manner. – **COMPLIANT**
  - c. There shall be one (1) tree installed per thirty (30) linear feet of parking lot perimeter. Trees may be clustered. - **COMPLIANT**
  - d. There shall be one (1) shrub installed per three (3) feet of parking lot perimeter. Shrubs may be clustered. - **COMPLIANT**

#### **WESTFIELD DEVELOPMENT REQUIREMENTS**

##### **Development Plan Review (WC 16.04.165, D)**

1. Zoning District Standards – **See “Bridgewater PUD Amendment”**
2. Overlay District Standards – **The property does not fall within an overlay district.**
3. Subdivision Control Ordinance – **Secondary Platting is required before permits will be issued.**

#### 4. Development Plan Review (WC 16.04.165)

##### a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; – **COMPLIANT**
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; – **COMPLIANT**
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. – **COMPLIANT**

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

- b. Landscaping – See WC 16.06 et seq. – **See “Bridgewater PUD Amendment”**
- c. Lighting – See WC 16.07 et seq. **See “Bridgewater PUD Amendment”**
- d. Signs – See WC 16.08 et seq. – **Not Applicable**
- e. Building Orientation. – **Not Applicable**
- f. Building Materials. – **See “Bridgewater PUD Amendment”**

#### 5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as a split between “Local Commercial” and “Suburban Residential”. The proposed project is divided by the two Land Use Concepts and it complies with the development policies recommended for the “Suburban Residential” area within the Comprehensive Plan by providing Bridgewater with a variety of housing types and densities, as well as including recreational uses for residents.



6. Street and Highway Access – **COMPLIANT**
7. Street and Highway Capacity – **COMPLIANT**
8. Utility Capacity – **COMPLIANT**
9. Traffic Circulation Compatibility – **COMPLIANT**

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#### **Staff Comments**

1. The submitted plans for 1303-DP-05 & 1303-SIT-03 are fully compliant with Bridgewater PUD (Ordinance 13-08, approved March 25, 2013).
2. If any APC member has questions prior to meeting, then please contact Sarah Reed at (317) 503-1220 or [sreed@westfield.in.gov](mailto:sreed@westfield.in.gov).

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#### **Staff Recommendation**

Staff recommends approving the petition with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyors Office prior to the issuance of a building permit.